

# Narrative

## General Information

County Name: Clay

Person Performing Ratio Study: William A. Birkle, AAS

Sales Window: 1/1/2019 – 12/31/2020

If more than one year of sales were used, was a time adjustment applied? If no, please explain why not. If yes, please explain the method used to calculate the adjustment.

No time adjustment was applied for the 2 years of sales data used. With very few sales occurring on the same property over the 24 month period, we cannot reliably time adjust sales with any confidence. The sales in Clay County that have sold twice over this period are usually foreclosure/rehab type properties which are unreliable and do not represent accurate values. The decision to use 2 years of sales is to produce enough valid sales to conduct a ratio study.

## Groupings

In the space below, please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

**Township ResImp** properties combined for the purpose of this ratio study were done so on the bases of both geographic and economic factors. Below is a list of townships combine with further details:

**Dick Johnson/Van Buren**: Dick Johnson and Van Buren townships are contiguous and border Brazil Twp, the county seat, on the North. They are sparsely populated, highly rural twps. composed of mostly agricultural farms and small towns. Properties in both twps. are affected by the same influences and the growth being static.

**Cass/Jackson/Sugar Ridge/Washington**: All of these combined twps. are contiguous and are located in east central Clay County: These twps. are more sparsely populated than the aforementioned Dick Johnson/Van Buren area. Much of their population and development is along the IN-59 corridor. The predominant use is Agricultural with several small towns. This area in affected by the same market forces and rarely fluctuates. Even during the 2008 housing crisis, this combined area seemed insulated from a drop in value. These twps. are affected by the same influences and the growth being static.

**Perry/Posey:** Perry and Posey twps. are contiguous and located in west central Clay County. These twps. have similar economic composition and like most of the county, the predominant use is agricultural with a few small towns spreading throughout. The economic factors influence both areas similarly and growth is static.

**Harrison/Lewis:** Harrison and Lewis twps. are contiguous and located in southern Clay County. These twps. are predominantly rural, agricultural areas and are affected by the same economic factors. Both are static with very few changes in economic growth.

**Residential Vacant** properties were combined countywide, but produced very little valid sales to conduct a ratio study.

**Improve Commercial and Improved Industrial** were combined, but produced very little valid sales to conduct a ratio study.

**\*\*Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department\*\***

**AV Increases/Decreases**

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

<b>Property Type</b>	<b>Townships Impacted</b>	<b>Explanation</b>
Commercial Improved	Perry Posey Washington	Increased 18.6% due to new construction on parcel 11-08-14-300-008.008-010 Increased 10.5% due to new construction on parcel 11-03-02-100-094.000-011; +\$1,427,100 Increased 27.9% due to new construction on parcel 11-06-20-400-011.007-020; +\$259,800
Commercial Vacant		
Industrial Improved		
Industrial Vacant		
Residential Improved	Dick Johnson Van Buren	Increased 14.7% mostly due to trending Increased 11.4% mostly due to trending
Residential Vacant	Brazil Cass Jackson	Decreased 10.6% due to demos on multiple parcels totaling \$280,900 Increased by 24.2% due to split from ag parcel to 11-05-33-200-007.012-003; +\$22,500 Decreased 11.1% due to demos and splits on multiple parcels totaling -\$107,500

### **Cyclical Reassessment**

Please explain in the space below which townships were reviewed as part of the current phase of the cyclical reassessment.

Harrison, Lewis and Washington townships were reviewed as part of the current phase of the cyclical reassessment.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

Clay County reviewed land to building ratios and would have trended land rates rather than completing  $\frac{1}{4}$  of the land order. No trending was required as a result. We will complete a new land order upon completion of the 4 year cycle.

### **Comments**

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.